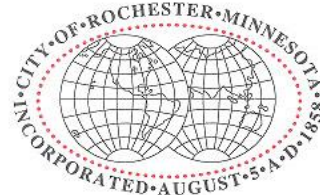
**ROCHESTER-OLMSTED PLANNING DEPARTMENT**

2122 Campus Drive SE, Suite 100, Rochester, MN 55904-4744

COUNTY OF

Olmstedwww.co.olmsted.mn.us/planning

Phone 507 328-7100 • Fax 507 328-7958

**R3/R4 PARKING LDM TEXT AMENDMENT**

To: Rochester Planning and Zoning Commission

From: Ryan Yetzer, Planner

Date: November 8, 2017

BACKGROUND

On September 19th, 2016 Council approved a moratorium/interim ordinance regulating the issuance of any Land Use Certificate, Approval, or Permit for the installation of a Parking Facility and/or expansion of parking within any R-3 or R-4 zoning district. The interim ordinance essentially prohibited a new Parking Facility (standalone use) or expansion thereof.

On September 18th, 2017 Council initiated the staff recommended land development manual text amendments around this issue. During the September 18th Committee of The Whole meeting, staff presented findings from their R3/R4 parking study. The report findings are included below, as well as with the recommend text amendments.

CURRENT POLICIES & STUDY**Current Policies:**

The existing Ordinance, prior to the moratorium on the conversion of properties in the R-3 and R-4 Residential Districts to parking, the following types of R-3 and R-4 parking were allowed:

1. Accessory parking in residential zones (parking that serves a primary use on same or adjacent property);
2. Parking Facilities (62.265):
 - A Type I use (staff level review) if site has a landscape area ratio equal to ½ the amount of landscape area required for nonresidential uses in the applicable zoning district. Otherwise considered Type III use

A Parking Facility in the **CDC-Residential District** may be allowed as a primary use of the property, subject to Type I or III use permit.

- A Type I use (staff level review) if site has a landscape area ratio equal to ½ the amount of landscape area required for nonresidential uses in the applicable zoning district. Otherwise considered Type III use.

Commercial Parking Extension (63.441): Required off-street parking for uses in the Central Development Core or any nonresidential district may extend into adjacent land zoned R-3 or R-4 as a Type I use review.

Currently, a Parking Facility is a permitted use in only the R3, R4, and CDC-Residential districts.

Update & Local Study:

Since the parking moratorium in R-3/R-4 districts was implemented, there have been no applications submitted to create parking in said zones.

Planning staff has reviewed all demolition permits for residentially zoned property from 2012 to present. The attached map (attachment #1) documents the location of the R3/R4 zoning districts, and the residential demolition permits in the general downtown area. This map shows that over the past five plus years, there has been just one case of residential demolition resulting in developed parking in an R-3/R-4 zone, which was the Gift of Life Transplant accessory parking facility.

STAFF RECOMMENDATIONS

The following modifications have been proposed to the Land Development Manual:

- Remove Parking Facility as a permitted use from table 62.241(R3) and 62.251(R4), thus no longer allowing non-accessory community parking lots in R3/R4 residential districts, as this use is largely unutilized.
- Modify 63.441 (Commercial Parking Extension) from a permitted use in R3 and R4 areas to a Type III Conditional Use Review, to provide a higher level of review when adding off street parking.
- Modify CDC-Residential District Parking Facility use (62.441) from a Type I or Type III Conditional Use Review, to a Type III Conditional Use Review, to provide a high level of review when adding off street parking.

- Remove Parking Facility as a permitted use from table 62.241(R3) and 62.251(R4), thus no longer allowing non-accessory community parking lots in R3/R4 residential districts.

62.241 R-3 GENERAL ZONING DISTRICT STANDARDS

The following table identifies the general zoning district standards applying to uses in the R-3 Zoning District.

COMMENTARY:
The Row labeled PRIMARY REFERENCE at the top of the chart identifies for users of the ordinance the primary section of the ordinance where regulations for that category of standard will be found.
The Row labeled NOTES identifies additional paragraphs in the ordinance that apply to the particular category of standard under which they are listed.
ABBREVIATIONS/SYMBOLS in the table:
% stands for "percentage"

NUMBERS IN BRACKETS [] REFER TO FOOTNOTES AT THE BOTTOM OF THE TABLE

CATEGORY OF STANDARDS	List of Permitted Uses	Use Type	Applicable Detailed Regulations	Additional Regulations	DENSITY FACTOR		FLOOR AREA RATIO		Minimum Lot Size (L) or Site Area (S)	Minimum % of Landscape Area	Minimum % of Recreation Space	Permitted Maximum Height (in feet)	REQUIRED OFF-STREET PARKING	
					TYPE I – TYPE II – TYPE III DENSITIES	PARAGRAPH 62.114	PARAGRAPH 62.115							
								TYPE I						TYPE III
PRIMARY REFERENCE	PARAGRAPH 62.111	PARAGRAPH 62.112	PARAGRAPH 62.113		PARAGRAPH 62.114		PARAGRAPH 62.115		PARAGRAPH 62.116	DEFINITION OF LANDSCAPE AREA	PARAGRAPH 62.118	DEFINITION OF HEIGHT	SEE DEFINITION OF PARKING AND PARAGRAPH 62.121	
NOTES	Description of each Use category found in Section 62.140		Regulations found in Sec. 62.260	Primarily found in Par. 65.263	TYPE III DEVELOPMENT APPROVED THROUGH REQ OF SECTION 62.600	For Permitted Uses	For Incentive Development		Definition of Lot & Site in Chapter 60	General Regulations Sec. 63.130	General Regulations Sec. 63.140	Exceptions to Standard Par. 60.424	Regulations for Off-street parking in Section 63.400	
	Single Family Attached Corner Lot	I		62.266(1)					3000(L)	40%		35	2 PER NEW DWELLING UNIT	
									3500(L)					
	Single Family Detached	I		62.266(1),(4)					5500(L)	45%		35	2 PER NEW DWELLING UNIT	
	Duplex	I		62.266(1)					6000(L)	40%		35	2 PER NEW DWELLING UNIT	
	Performance Residential	VAR	62.261	62.266(1),(3)	16.00 – 21.78 – 29.04		.63[1]		6000(S)	40%	16%	35	2 PER NEW DWELLING UNIT	
	Multi-Family Residential 3 & 4 Plex 2 Story Building 3 Story Building Maximum With Bonus	I		62.266(1),(3) 62.126									1 PER UNIT/EFFICIENCIES & ONE BEDROOM UNITS 1 ½ PER 2 BEDROOM UNIT 2 PER 3 BEDROOM UNIT 3 PER 4 BEDROOM UNIT	
		I							8000(L)	42%		35		
		I			24.23		.61[1]		7200(S)	40%	12%			
		I			32.67		.70[1]		8000(S)	38%	10%			
		III				43.56		.92		30%	9%	NONE		
	Group Residential Care	VAR	62.263(A)	62.266(1)						40%			1 SPACE/EMP LARGEST SHIFT	
	Semi-Transient Accom.	II	62.263(C)	62.266(1)						40%			1 PER SLEEPING UNIT	
	Manufactured Home Park	III	62.262(3)	62.266(1)	7				62.262(3) (b)(1) & (c)(2)	50%	62.262 (3)(15)(g)	35	2 PER DWELLING UNIT	
	Congregate Housing	I	SAME AS FOR MULTI-FAMILY RESIDENTIAL											1 PER DWELLING UNIT
	Offices	VAR	62.264(3)				.125	.20			45%		24	1 PER 200 SQ FT FLOOR AREA
	Personal Service	VAR	62.264(3)				.125	.20			45%		24	1 PER 200 SQ FT FLOOR AREA
	Convenience Retail	III	62.264(4)				.10	.15			45%		24	1 PER 100 SQFT FLOOR AREA
	Medical Facilities	II or III	62.263 (B)											5 PER PRINCIPAL MEDICAL PROFESSIONAL
	Nursing and Personal Care	II or III	62.263(B)											1 SPACE/EMP LARGEST SHIFT PLUS ONE PER SIX BEDS
	Funeral Homes	I					.125	.20			45%		24	1 PER 4 PERSONS, BASED ON MAXIMUM CAPACITY OF BLDG
	Parking Facilities	I or III	62.265											
	Substantial Land Alteration	III, Phase II											30	1 PER EMPLOYEE ON LARGEST SHIFT
	Sand or Gravel Excavation	III, Phase II											30	1 PER EMPLOYEE ON LARGEST SHIFT
	Agricultural Operations	I	62.264(1)(2)											
	Area Accessory Development	I or III	62.930				.35	.75	62.932	35%			35	SEE PARAGRAPH 62.935
Offender Transitional Housing	III/ Phase I	62.940-62.945												
Medical Stay Dwelling Unit	62.141 (11)	62.263 (6)												

62.251 R-4 GENERAL ZONING DISTRICT STANDARDS

The following table identifies the general zoning district standards applying to uses in the R-4 Zoning District.

COMMENTARY: The Row labeled PRIMARY REFERENCE at the top of the chart identifies for users of the ordinance the primary section of the ordinance where regulations for that category of standard will be found. The Row labeled NOTES identifies additional paragraphs in the ordinance that apply to the particular category of standard under which they are listed. ABBREVIATIONS/SYMBOLS in the table: % stands for "percentage"													
NUMBERS IN BRACKETS [] REFER TO FOOTNOTES AT THE BOTTOM OF THE TABLE													
CATEGORY OF STANDARDS	List of Permitted Uses	Use Type	Applicable Detailed Regulations	Additional Regulations	DENSITY FACTOR		FLOOR AREA RATIO		Minimum Lot Size (L) or Site Area (S)	Minimum % of Landscape Area	Minimum % of Recreation Space	Permitted Maximum Height (in feet)	REQUIRED OFF-STREET PARKING
					TYPE I – TYPE II – TYPE III DENSITIES		TYPE I	TYPE III					
PRIMARY REFERENCE	PARAGRAPH 62.111	PARAGRAPH 62.112	PARAGRAPH 62.113		PARAGRAPH 62.114	PARAGRAPH 62.115		PARAGRAPH 62.116	DEFINITION OF LANDSCAPE AREA	PARAGRAPH 62.118	DEFINITION OF HEIGHT	SEE DEFINITION OF PARKING AND PARAGRAPH 62.121	
NOTES	Description of each Use category found in Section 62.140		Regulations found in Sec. 62.260	Primarily found in Par. 65.263	TYPE III DEVELOPMENT APPROVED THROUGH REQ OF SECTION 62.600		For Permitted Uses	For Incentive Development	Definition of Lot & Site in Chapter 60	General Regulations Sec. 63.130	General Regulations Sec. 63.140	Exceptions to Standard Par. 60.424	Regulations for Off-street parking in Section 63.400
	Single Family Detached	I		62.266(4)					5500(L)	45%		35	2 PER NEW DWELLING UNIT
	Multi-Family Residential 2 Residential Floors 3 Residential Floors 4-6 Res Floors 7-9 Res Floors 10-12 Res Floors 13+ Res Floors		62.263(4)	62.266(1),(3) 62.126									1 PER UNIT/EFFICIENCIES & ONE BEDROOM UNITS 1 ¼ PER 2 BEDROOM UNIT 2 PER 3 BEDROOM UNIT 3 PER 4+ BEDROOM UNIT
		I			24.23[1]		0.61[1]		7200(S)	40%	12%		
		I			32.67[1]		0.70[1]		8000(S)	38%	10%		
		I			58.08[1]		1.28[1]		12000(S)	35%	8%		
		I			76.25[1]		1.69[1]		16000(S)	38%	7%		
		I			87.12[1]		2.00[1]		20000(S)	42%	6%		
		iii				NO MAX		2.42	NO MIN	20%	5%		
	Duplex	I		62.266(5)					6000(L)	40%		35	2 PER NEW DWELLING UNIT
	Manufactured Home Park	III	62.262(3)	62.266(1)	7				62.262(3)(b)(1)&(c)(2)	50%	62.262(3)(b)(15)(g)	35	2 PER MANUFACTURED HOME
	Group Residential Care	VAR	62.263(1)	62.266(1)									1 SPACE/EMP LARGEST SHIFT
	Semi-Transient Accom.	I	62.263(3)	62.266(1)									1 PER SLEEPING UNIT
	Congregate Housing	I	SEE REQUIREMENT FOR PERMITTED MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN R-4 DISTRICT										1 PER UNIT
	Offices	I or III	62.264(3)				.25	.35		26%		30	1 PER 200 SQ FT FLOOR AREA
	Personal Service	I or III	62.264(3)				.25	.35		26%		30	1 PER 200 SQ FT FLOOR AREA
	Medical Facilities	II or III	62.263 (2)										5 PER PRINCIPAL MEDICAL PROFESSIONAL
	Nursing and Personal Care	II or III	62.263(2)										1 SPACE/EMP LARGEST SHIFT PLUS ONE PER SIX BEDS
	Fast Food Restaurant	III					.25			26%		30	1 PER 3 SEATS PLUS 1 PER 2 EMPLOYEES ON LARGEST SHIFT
	Standard Restaurant	III					.25			26%		30	
	Convenience Retail	I or III	62.264(4)				.25	.35		26%		30	1 PER 100 SQ FT FLOOR AREA
	Funeral Homes	I or III					.25	.35		26%		30	1 PER 4 PERSONS, BASED ON MAXIMUM CAPACITY OF BLDG
	Indoor Recreation Facility	I or III					.25	.35		26%		30	1 PER 300 SQ FT FLOOR AREA
Restricted Commercial	I or III	62.700	62.725			PAR 62.722			PAR 62.722		PAR 62.722	1 PER 150 SQ FT FLOOR AREA	
Substantial Land Alteration	III, Phase II										30	1 PER EMPLOYEE ON LARGEST SHIFT	
Sand or Gravel Excavation	III, Phase II										30	1 PER EMPLOYEE ON LARGEST SHIFT	
Parking Facilities	I or III	62.265											
Area Accessory Development	I or III	62.930				.40	1.0	62.932	30%		50	SEE PARAGRAPH 62.935	
Offender Transitional Housing	III, Phase I	62.940-62.945											
Medical Stay Dwelling Unit	I	62.141 (11)	62.263 (6)										

- Modify 63.441 (Commercial Parking Extension) from a permitted use in R3 and R4 areas to a Type III Conditional Use Review.

63.440 SPECIAL LOCATIONAL PROVISIONS

The following paragraphs identify special off-street parking provisions applicable to certain developments.

63.441 **Commercial Parking Extension:** Required off-street parking for uses in the Central Development Core or any nonresidential district may extend into adjacent land zoned ~~R2, R-3, R-4 as a type III Conditional Use Review or as a Type II Conditional Use in the R-2 District~~ subject to the following regulations:

- A. A driveway providing access to the parking area from a street in the residential district shall only be permitted as a second access. The primary access must lead directly to a nonresidential street or alley serving the land in the nonresidential district. Where direct access is restricted, access shall be provided from the frontage of the commercial lot and only one access, designed for one-way traffic, shall be permitted to exit onto the residential street.
- B. All commercial activity shall be oriented toward the frontage on the street in the nonresidential district.
- C. A buffer equal in intensity to Bufferyard F listed in Section 63.265 shall be provided along each property line which abuts a residentially zoned property.
- D. Parking shall be set back from the lot lines a distance equal to the setbacks required for commercial uses allowed in that zoning district unless a greater setback is required by other provisions in this Code. If the parking is located along a side street yard which is adjacent to a front yard of an adjacent residential uses, the parking shall not be closer than 20 feet to an established street right-of-way line. Unless a greater Bufferyard is required by other provisions of this Code, a “D” Bufferyard must be established along the parking lot.
- E. Commercial parking extension parking areas must meet the design standards specified in Section 63.455 (1), (H), (5) – (7).
- F. Two-way drive aisles must be a minimum width of 18 feet.

- Modify CDC-Residential District Parking Facility use (62.441) from a Type I or Type III Conditional Use Review, to a Type III Conditional Use Review.

62.440 CENTRAL DEVELOPMENT CORE - RESIDENTIAL AREA

This article lists the standards applicable to uses allowed in the Residential Area of the Central Development Core.

62.441 GENERAL ZONING DISTRICT STANDARDS – RESIDENTIAL AREA/CENTRAL DEVELOPMENT CORE

The following table identifies the general zoning district standards applying to uses in the Residential Area of the Central Development Core.

COMMENTARY:

The Row labeled PRIMARY REFERENCE at the top of the chart identifies for users of the ordinance the primary section of the ordinance where regulations for that category of standard will be found.

The Row labeled NOTES identifies additional paragraphs in the ordinance that apply to the particular category of standard under which they are listed.

ABBREVIATIONS/SYMBOLS in the table:

% stands for "percentage"

NUMBERS IN BRACKETS [] REFER TO FOOTNOTES AT THE BOTTOM OF THE TABLE

CATEGORY OF STANDARDS	List of Permitted Uses	Use Type	Applicable Detailed Regulations	Additional Regulations	DENSITY FACTOR	FLOOR AREA RATIO		Minimum Lot Size (L) or Site Area (S)	Minimum % of Landscape Area	Minimum % of Recreation Space	Permitted Maximum Height (in feet)	REQUIRED OFF-STREET PARKING	
					TYPE I – TYPE II – TYPE III DENSITIES	TYPE I	TYPE III						
PRIMARY REFERENCE	PARAGRAPH 62.111	PARAGRAPH 62.112	PARAGRAPH 62.113		PARAGRAPH 62.114	PARAGRAPH 62.115		PARAGRAPH 62.116	DEFINITION OF LANDSCAPE AREA	PARAGRAPH 62.118	DEFINITION OF HEIGHT	SEE DEFINITION OF PARKING AND PARAGRAPH 62.121	
NOTES	Description of each Use category found in Section 62.140		Regulations found in Sec. 62.260	Primarily found in Par. 65.263	TYPE III DEVELOPMENT APPROVED THROUGH REQ OF SECTION 62.600	For Permitted Uses	For Incentive Development	Definition of Lot & Site in Chapter 60	General Regulations Sec. 63.130	General Regulations Sec. 63.140	Exceptions to Standard Par. 60.424	Regulations for Off-street parking in Section 63.400	
	Multi-Family Residential		62.263(D)	62.263(A),(C), 64.132, 62.126								FOR ALL NEW DWELLINGS: 1 PER UNIT/EFFICIENCIES & ONE BEDROOM UNITS 1 ½ PER 2 BEDROOM UNIT 2 PER 3 BEDROOM UNIT 3 PER 4+ BEDROOM UNIT	
	2 Residential Floors	I			24.23[1]	0.61[1]		7200(S)	40%	12%			
	3 Residential Floors	I			32.67[1]	0.70[1]		8000(S)	38%	10%			
	4-6 Res Floors	I			58.08[1]	1.28[1]		12000(S)	35%	8%			
	7-9 Res Floors	I			76.25[1]	1.69[1]		16000(S)	38%	7%			
	10-12 Res Floors	I			87.12[1]	2.00[1]		20000(S)	42%	6%			
	13+ Res Floors	III				NO MAX	2.42	NO MIN	20%	5%			
	Group Residential Care	VAR	62.263(A)	62.263(A), 64.132, 62.126	SAME AS FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT							1 SPACE/EMP LARGEST SHIFT	
	Semi-Transient Accom.	I	62.263(C)	62.263(A), 64.132, 62.126	SAME AS FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT							1 PER SLEEPING UNIT	
	Congregate Housing	I	SEE REQUIREMENT FOR PERMITTED MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN R-4 DISTRICT									1 PER UNIT	
	Offices	I or III					.25	.35		26%		30	1 PER 200 SQ FT FLOOR AREA
	Transient Accommodations	I or III					1.0	2.0		26%		30	1 PER UNIT
	Personal Service	I or III					.25	.35		26%		30	1 PER 200 SQ FT FLOOR AREA
	Educational Service	I or III					.25	.35		26%		30	1 PER 200 SQ FT FLOOR AREA
	Medical Facilities	II or III	62.263(B)										5 PER PRINCIPAL MEDICAL PROFESSIONAL
	Nursing and Personal Care	II or III	62.263(B)										1 SPACE/EMP LARGEST SHIFT PLUS ONE SPACE PER SIX BEDS
	Offender Transitional Housing - must meet standards of group residential care, if single family detached structure, or multi-family housing, depending on structure	III, Phase I	62.381(1), 62.940-62.945	62.263(C)									

62.441 GENERAL ZONING DISTRICT STANDARDS – RESIDENTIAL AREA/CENTRAL DEVELOPMENT CORE

The following table identifies the general zoning district standards applying to uses in the Residential Area of the Central Development Core.

COMMENTARY: The Row labeled PRIMARY REFERENCE at the top of the chart identifies for users of the ordinance the primary section of the ordinance where regulations for that category of standard will be found. The Row labeled NOTES identifies additional paragraphs in the ordinance that apply to the particular category of standard under which they are listed.													
ABBREVIATIONS/SYMBOLS in the table: % stands for "percentage"													
NUMBERS IN BRACKETS [] REFER TO FOOTNOTES AT THE BOTTOM OF THE TABLE													
CATEGORY OF STANDARDS	List of Permitted Uses	Use Type	Applicable Detailed Regulations	Additional Regulations	DENSITY FACTOR		FLOOR AREA RATIO		Minimum Lot Size (L) or Site Area (S)	Minimum % of Landscape Area	Minimum % of Recreation Space	Permitted Maximum Height (in feet)	REQUIRED OFF-STREET PARKING
					TYPE I – TYPE II – TYPE III DENSITIES			TYPE I					
PRIMARY REFERENCE	PARAGRAPH 62.111	PARAGRAPH 62.112	PARAGRAPH 62.113		PARAGRAPH 62.114	PARAGRAPH 62.115		PARAGRAPH 62.116	DEFINITION OF LANDSCAPE AREA	PARAGRAPH 62.118	DEFINITION OF HEIGHT	SEE DEFINITION OF PARKING AND PARAGRAPH 62.121	
NOTES	Description of each Use category found in Section 62.140		Regulations found in Sec. 62.260	Primarily found in Par. 65.263	TYPE III DEVELOPMENT APPROVED THROUGH REQ OF SECTION 62.600		For Permitted Uses	For Incentive Development	Definition of Lot & Site in Chapter 60	General Regulations Sec. 63.130	General Regulations Sec. 63.140	Exceptions to Standard Par. 60.444	Regulations for Off-street parking in Section 63.400
	Standard Restaurant	III						.25		26%		30	1 PER 3 SEATS PLUS 1 PER EMP ON LARGEST SHIFT
	Transportation Service	III						.25		26%		30	1 PER 150 SQFT F.A. DEVOTED TO CUSTOMER SERVICE PLUS 1 PER RENTAL/COMPANY VEHICLE
	Indoor Athletic Facility	I or III					.25	.35		26%		30	1 PER 300 SQ. FT FLOOR AREA
	Parking Facilities	I or III	62.265										
	Area Accessory Dvlpmnt	I	62.930	62.933			.40	1.0	62.932	30%		50	SEE PARAGRAPH 62.935
	Neighborhood Retail*	III						.35		26%		30	1 PER 150 SQ. FT. F.A.
	Neighborhood Food Sales & Service*	III						.35		26%		30	1 PER 3 SEATS

FOOTNOTES: [1] WHERE BOTH DENSITY FACTOR AND FLOOR AREA RATIO ARE FOUND IN THE SAME ROW ON THE TABLE, THE DEVELOPMENT MUST MEET BOTH STANDARDS

*Maximum Floor Area is 2.00 s.f. for any single space or single use.

REQUESTED ACTION

60.338 Policy for Rezoning:

Subd. 4. The criteria of this subdivision apply to an amendment to the text of the Zoning Ordinance. An amendment must satisfy all of the following criteria:

- A. whether there is a public need for the amendment;
 - a. FIND: This was a public initiated amendment
- B. whether the amendment will accomplish one or more of the purposes of this ordinance, the Comprehensive Plan or other adopted plans or policies of the City of Rochester; and
 - a. FIND: **60.111 Statement of Purpose “D”** States that in order to protect public health, safety, and welfare that the code should encourage patterns of land use that will reduce the need for personal vehicular travel.
- C. whether adoption of the amendment will be lawful.
 - a. FIND: Staff believes this amendment is lawful.

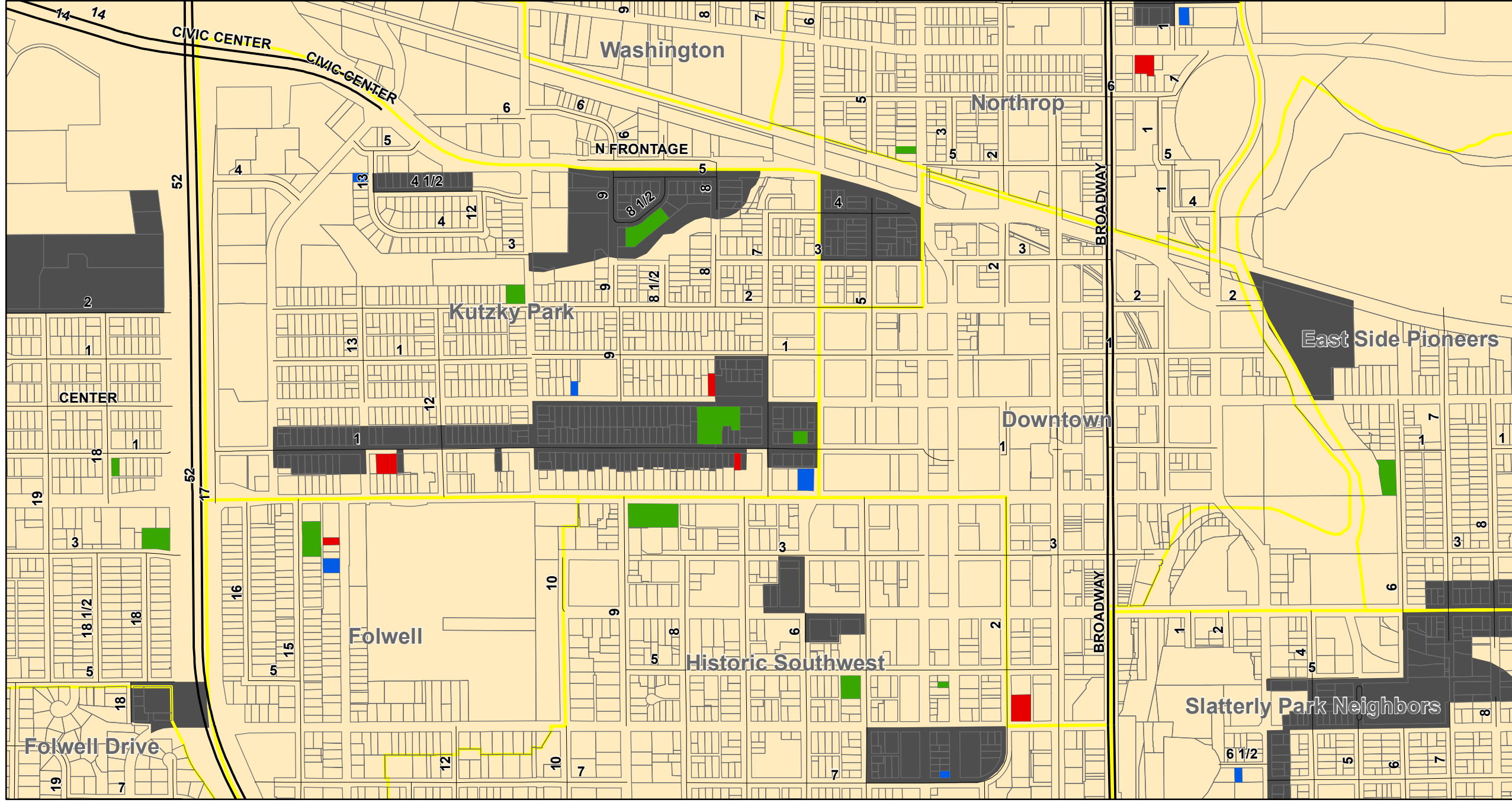
Due to the findings listed above, as well as the findings throughout this document, staff would ask the CP&ZC to recommend these text amendments to the City Council.








REFERRAL COMMENTS

No referral comments were provided (attachment 2)

ATTACHMENTS

1. 2012-2017 Residential Demo Permits map
2. Referral Agency Comments



-  Local Street
-  Trunk Highway
-  Neighborhood Associations
-  Zoned R3 or R4
-  Current use- Parking
-  Current use- Vacant lot
-  Current use- Other (Housing, Business, etc.)

2012-2017 Residential Demo Permits

*Map displays locations where residential demolition took place, and the current use of the site.



Referral Agency Comments

Application No: R2017-009TA

10/20/2017 **Park and Recreation**
There are no comments from this agency at this time.

10/26/2017 **Rochester Public Works**
There are no comments from this agency at this time.

10/17/2017 **RPU Operations Division**
There are no comments from this agency at this time.

10/19/2017 **RPU Water Division**
There are no comments from this agency at this time.